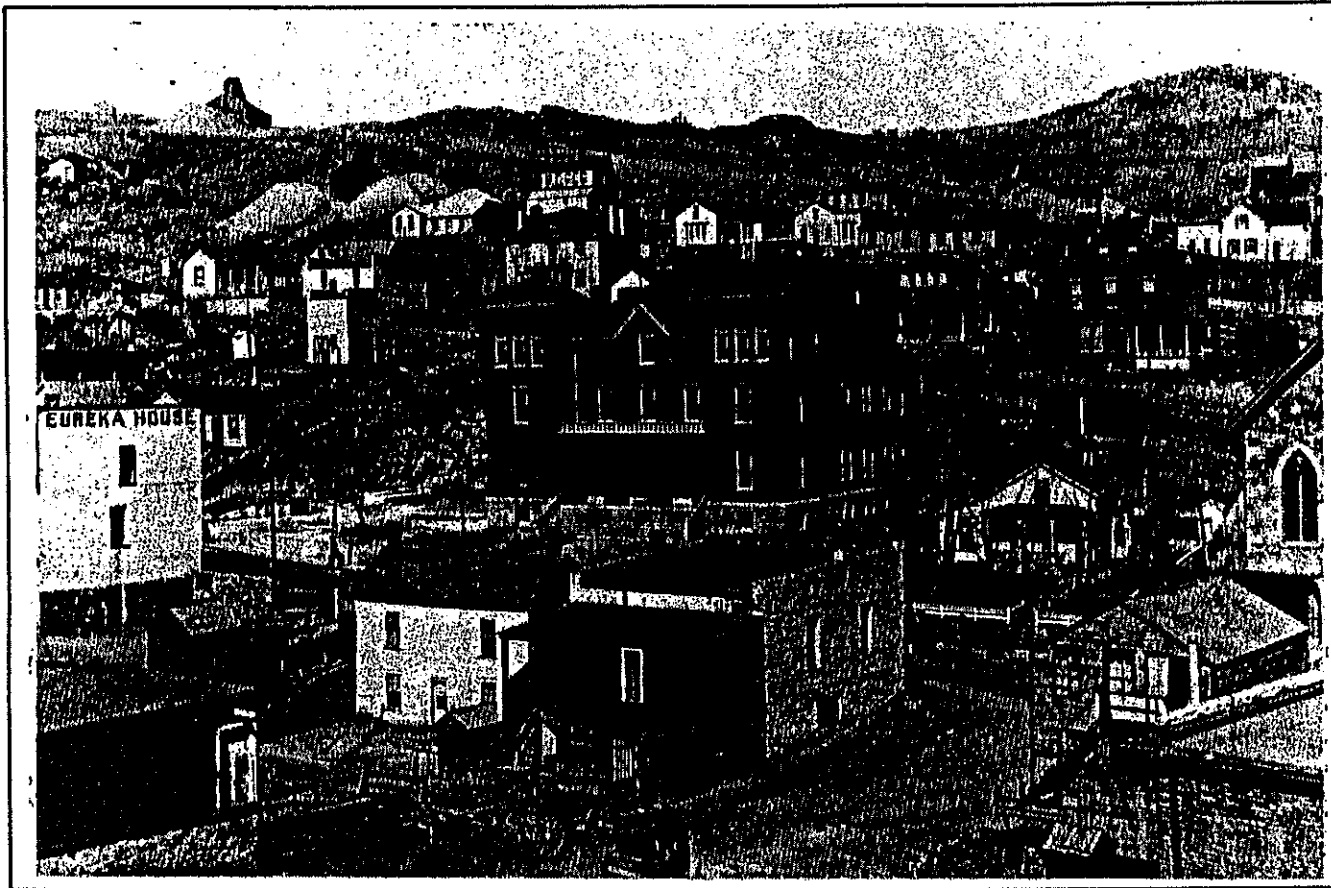


CHAPTER 11:

EUREKA STREET TRANSITIONAL NEIGHBORHOOD



DESIGN GUIDELINES FOR CENTRAL CITY



Chapter Cover Photograph:

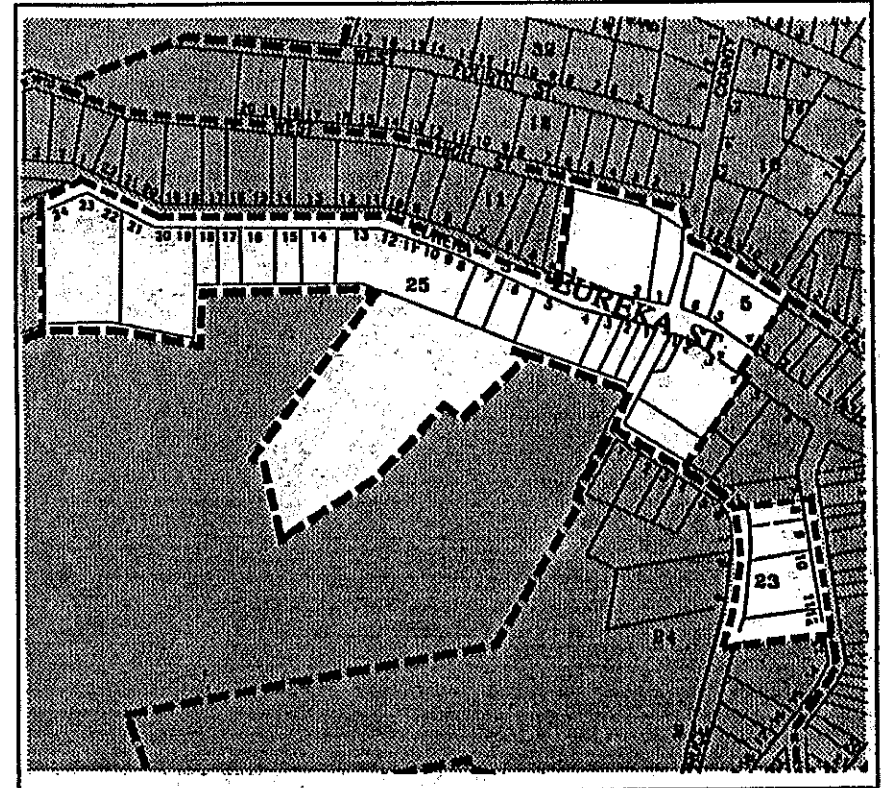
The Court House and other diverse building types as photographed by H.H. Lake, circa 1900.

CHAPTER 11 EUREKA STREET TRANSITIONAL NEIGHBORHOOD: DESIGN GUIDELINES

The Eureka Street Transitional Neighborhood contains a diverse mix of civic, religious and residential structures. This neighborhood stretches east to west from the Opera House to Prosser Street along Eureka Street. It includes the lots south of Eureka Street, while only four lots north of the street, flanking County Road, are in this neighborhood. A small section of this neighborhood is located between Spruce and Pine Streets, south of the Teller House and north of St. Mary's Catholic Church. It also contains a mix of residential and commercial structures. Refer to the adjacent map for the complete boundary delineation.

Goals for the Neighborhood

In this neighborhood, diversity is a key characteristic that should be maintained. The mix of historic structures adds vitality to this area and should be preserved. In addition, variety should be expressed in new construction. New buildings should express the range of building types and sizes that once existed in the area, without literally copying buildings now gone. In this area, it is appropriate that a variety of building types occur and that they express their functions, in a manner that is appropriate to the context. It is anticipated that buildings with a variety of residential, commercial and institutional characteristics may evolve.

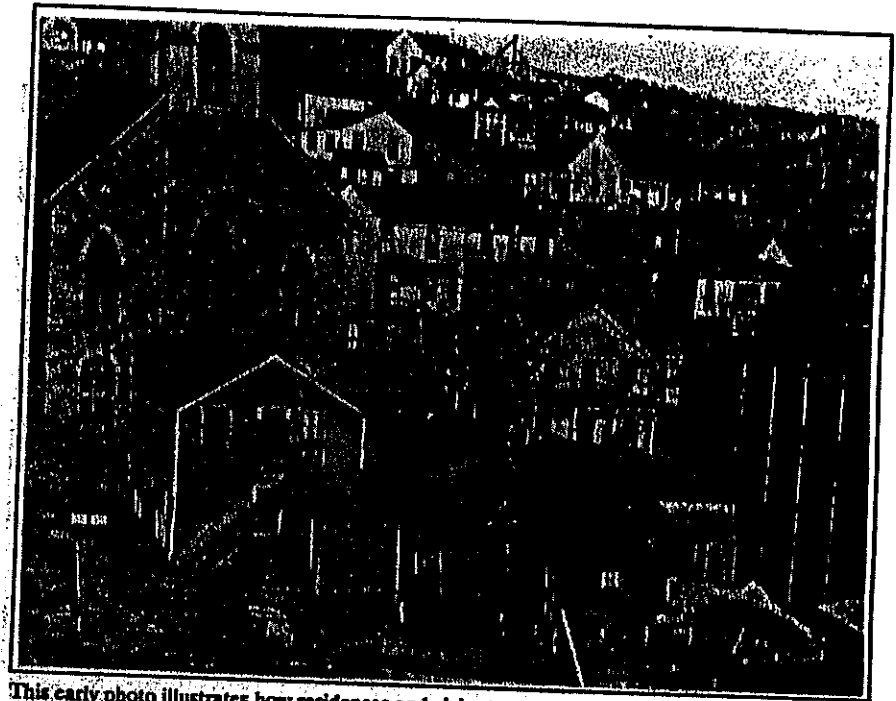


The Eureka Street Transitional Neighborhood.

Historical Descriptions

Building Description (Historical)

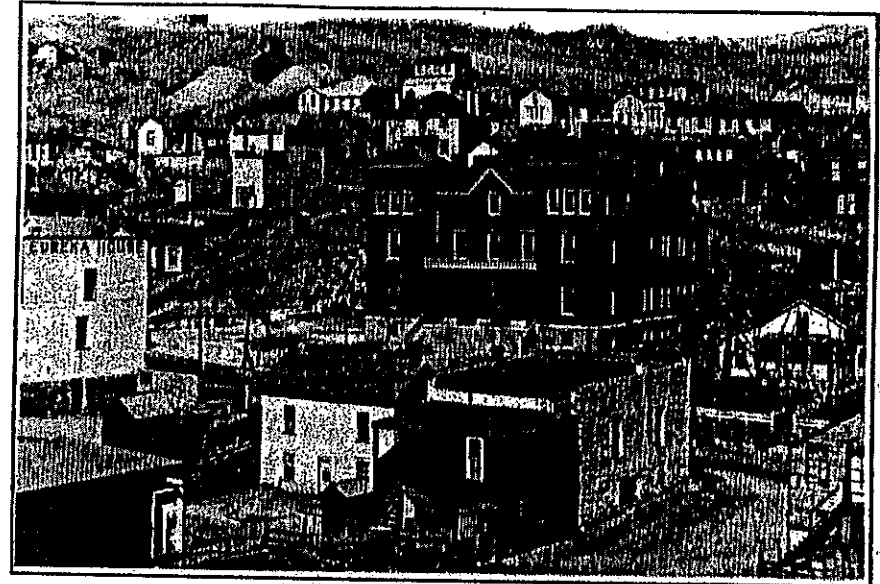
This neighborhood signified the transition from the Commercial Core to a more residential neighborhood going west along Eureka Street. The Pine Street blocks also acted as a transition from the Commercial Core to the residences on upper Pine and Spruce Streets. The typology of the structures is consistent with what one sees in other neighborhoods: one or two story wood frame structures, with wood lap siding and gabled roofs facing the street. The Eureka Hotel, situated on the south side of the street four lots west of County Road, may have been two or three stories in height, with the same finish materials as residential structures. Civic buildings in this neighborhood were constructed of more expensive materials (stone for the Opera House and Methodist Church, brick for the Gilpin County Court House), reflecting their public and civic importance within the community. The three houses forming the Penrose Complex, which is located on the north side of the street, have rubble rock retaining walls and may have had a picket or iron fence defining the front yard. A plank board sidewalk also existed on the north side of the street, tying into the sidewalks of the Commercial Core; they were probably absent on the south. Also on the south side of the street, four lots west of the Eureka Hotel, a foundry was located, Colorado's oldest, constructed in the 1860s. This included two primary structures; one of stone masonry and the other being of metal and wood siding. When seen together, the neighborhood represented a variety of building types which contributed to the visual diversity of the neighborhood.



This early photo illustrates how residences and civic structures intermingled. St. James Methodist Church stands to the left (circa 1890).

Site Description (Historical)

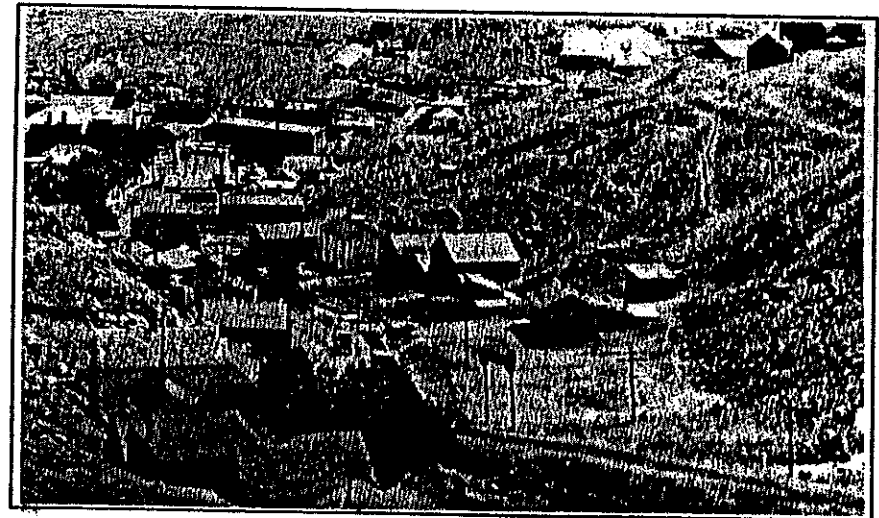
The north side of Eureka Street is relatively steep, with historical stone retaining walls forming the base structure that lines the street. On the south side of the street ran a small creek at street edge, with structures located behind the creek. As a result, numerous small wood foot bridges existed at one time. Sidewalks were absent on this side of the street. Trees and foliage were relatively scarce, due to the extensive deforesting that occurred in Central City's construction heyday.



Stone retaining walls were historically a part of the character of site design in the neighborhood (circa 1900).

Neighborhood Views and Character Description (Historical)

Looking north from the street, the views were of the structures and the barren slopes of Winnebago Hill just visible in the distance. Facing south, the gradual rise of Gunnell Hill and the mines dotting its slopes were predominant. Looking east and west the view was focused into the valley and the structures that lined Eureka Gulch, and to the mountains and mines that surrounded the city itself. Traveling east in this neighborhood, the character evolved from that of quiet residential to the lively, more active nature of the business district. Variety in building types, forms and materials is the essence of the character for the neighborhood.



Looking east, the neighborhood transforms from residential structures to more commercial structures (circa 1899).

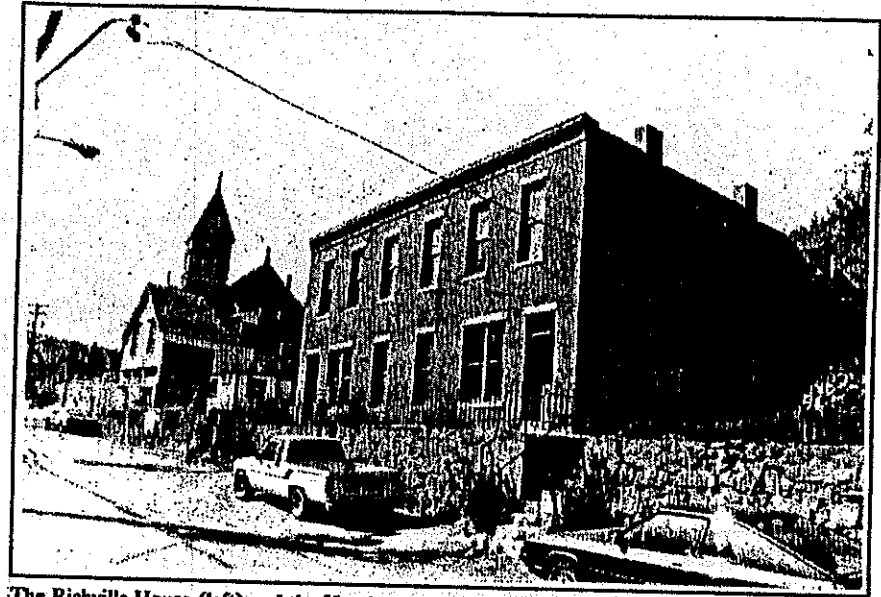
Present Day (1992) Descriptions

Building Description (1992)

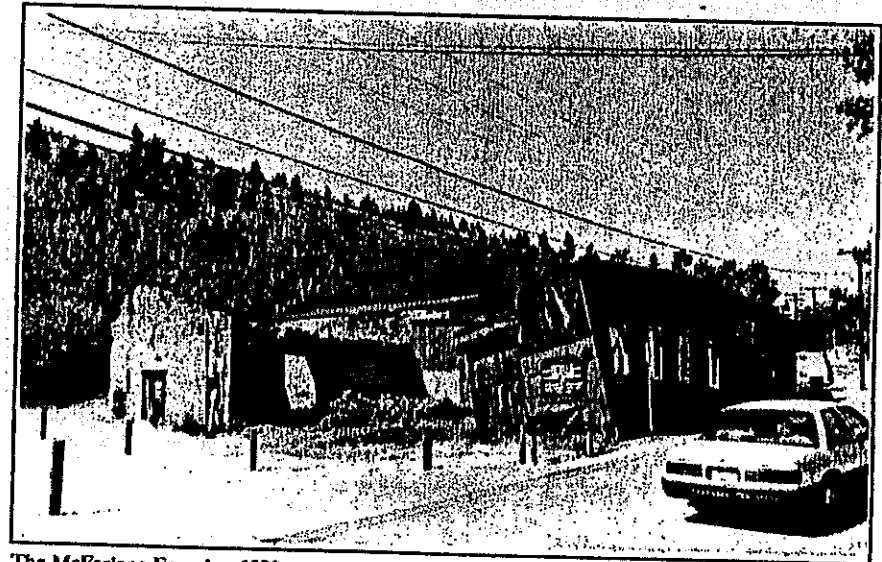
A mixture of building types exists in this neighborhood, including a few residential structures, the Opera House, the Gilpin County Courthouse, St. James Methodist Church, and the remains of the City Brewery and the Hendries Bros. Foundry. A handful of important buildings remain on Pine Street, including the Richville House and the Henderson Block (medical building). The residences are predominantly two-story, wood frame with wood lap siding and a gable roof. The style is Victorian/ vernacular with details ranging from Greek Revival to Italianate. Composition roofing and wood sash windows are the norm, and front porches exist on many of these residences.

Site Description (1992)

A decrease in building density occurs in this neighborhood heading west along Eureka Street away from the Commercial Core. Some properties have a retaining wall at the street edge of mortared rubble rock, forming a front terrace yard area. Lot widths range from 40 feet to 80 feet and are generally 100 feet deep. Front yards run typically 20-30 feet to the porch or second terrace of rubble rock. On the south side of the street from County Road to the Lost Gold Mine, existing structures are located near the street edge or are set further back from the street edge, closer to the base of Gunnell Hill. Concrete and flagstone sidewalks on the north side of the street run from Main Street west just past the Lost Gold Mine, while they end at the Opera House on the south side of the street.



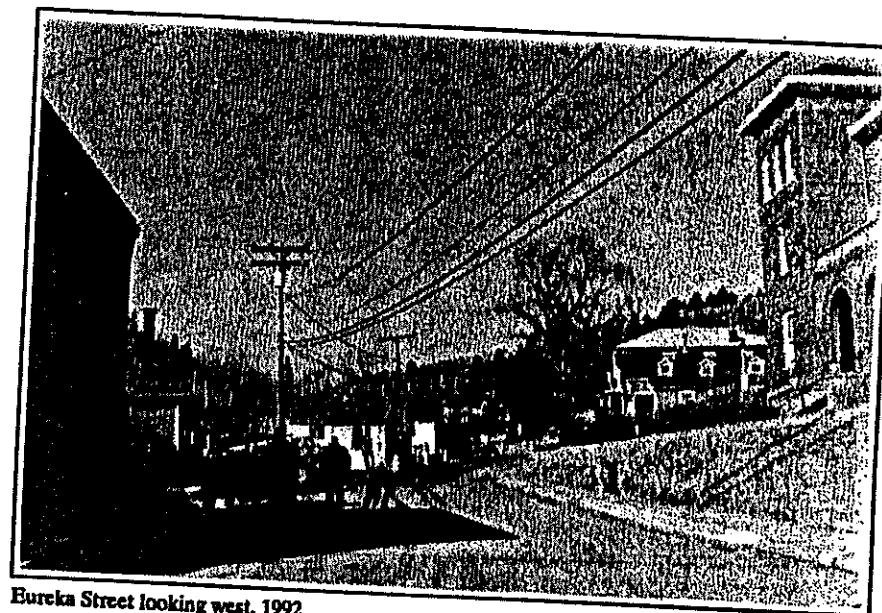
The Richville House (left) and the Henderson Block front onto Pine Street.



The McFarlane Foundry, 1992.

Neighborhood Views and Character Description (1992)

The view south from the neighborhood looks towards the wooded slopes of Gunnell Hill. Looking to the north, views of the residences on High Street are visible, behind those on Eureka Street. The view corridor to the east is the broadest with views down to the Commercial Core Neighborhood and out to the mountains and mine dumps that surround Gregory Gulch, east towards Black Hawk. Views from the street into this neighborhood are open.



Eureka Street looking west, 1992.

Building Design Guidelines

Historic buildings in this area have ranged in size from one to four stories in height, and in plan, they vary from the smallest footprint, a 20 foot by 25 foot simple wood frame residence to the large 55 foot by 115 foot footprint Opera House. For all new construction, building footprints should fall between these two extremes. This continuity of scale reinforces the visual and physical connections between the Eureka Street Transitional Neighborhood and the other neighborhoods.

Guideline 1:

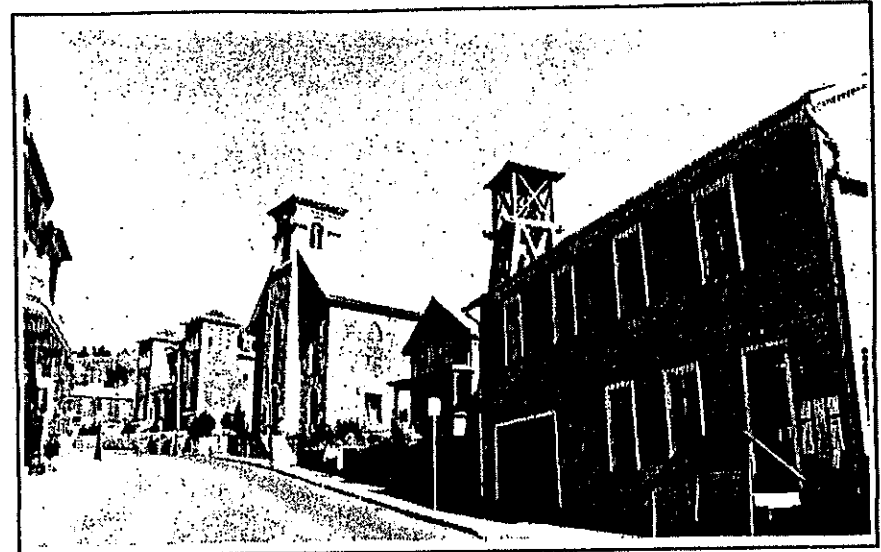
Structures should reflect the range of building types seen historically in the Eureka Street Transitional Neighborhood.

- Large residential boarding houses and small industrial (foundry) building types are appropriate.
- Commercial structures should not be designed to appear like civic or public structures (the Opera House and Court House, for example).

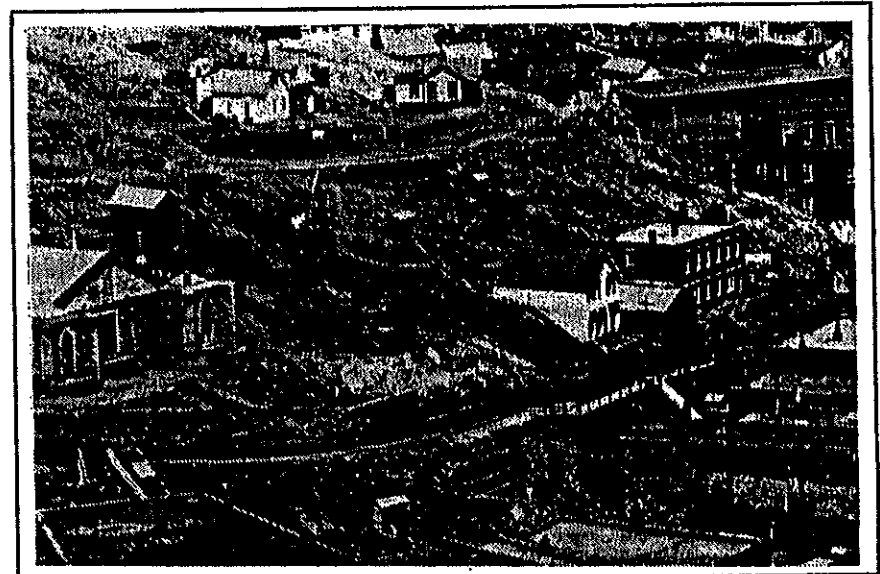
Guideline 2:

Design new buildings to be similar to and express the variety in height and scale of historic buildings in the neighborhood.

- Variety in building heights is encouraged.
- The overall perceived scale of the building is the combination of height, width and length and essentially equals its perceived volume.
- New buildings should not exceed the height of those found historically in the Eureka Street Transitional Neighborhood.
- Primary facades should be one to two stories high, or higher if it can be substantiated through historical documentation.



Structures should reflect the range of building types seen historically in the Eureka Street Transitional Neighborhood.



Design new buildings to reflect the scale and variety of historic buildings in the neighborhood (photo circa 1882).

Guideline 3:

Building footprints should reflect the variety in shape and proportion of existing footprints within the Eureka Street Transitional Neighborhood.

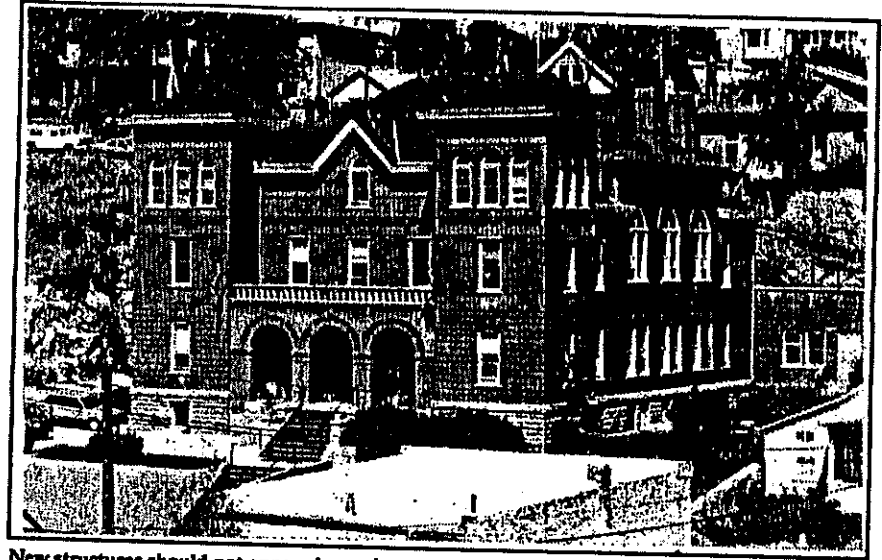
- Variety in sizes of building footprints is encouraged.
- Square, rectangular, and L-shaped building footprints are the most common in this neighborhood.
- Footprints of new construction should reflect historic footprints. New construction should not exceed the 55 foot by 115 foot footprint maximum of the Opera House and be compatible in scale to surrounding buildings.
- A larger footprint is acceptable if it can be proven through historic documentation that a larger footprint existed in the neighborhood.

Historic buildings in the neighborhood should be the dominant forms that establish the perceived mass along the street. New structures should not appear larger in mass than these historic structures.

Guideline 4:

Use building forms similar to those established along Eureka Street.

- Variety in building forms is encouraged.



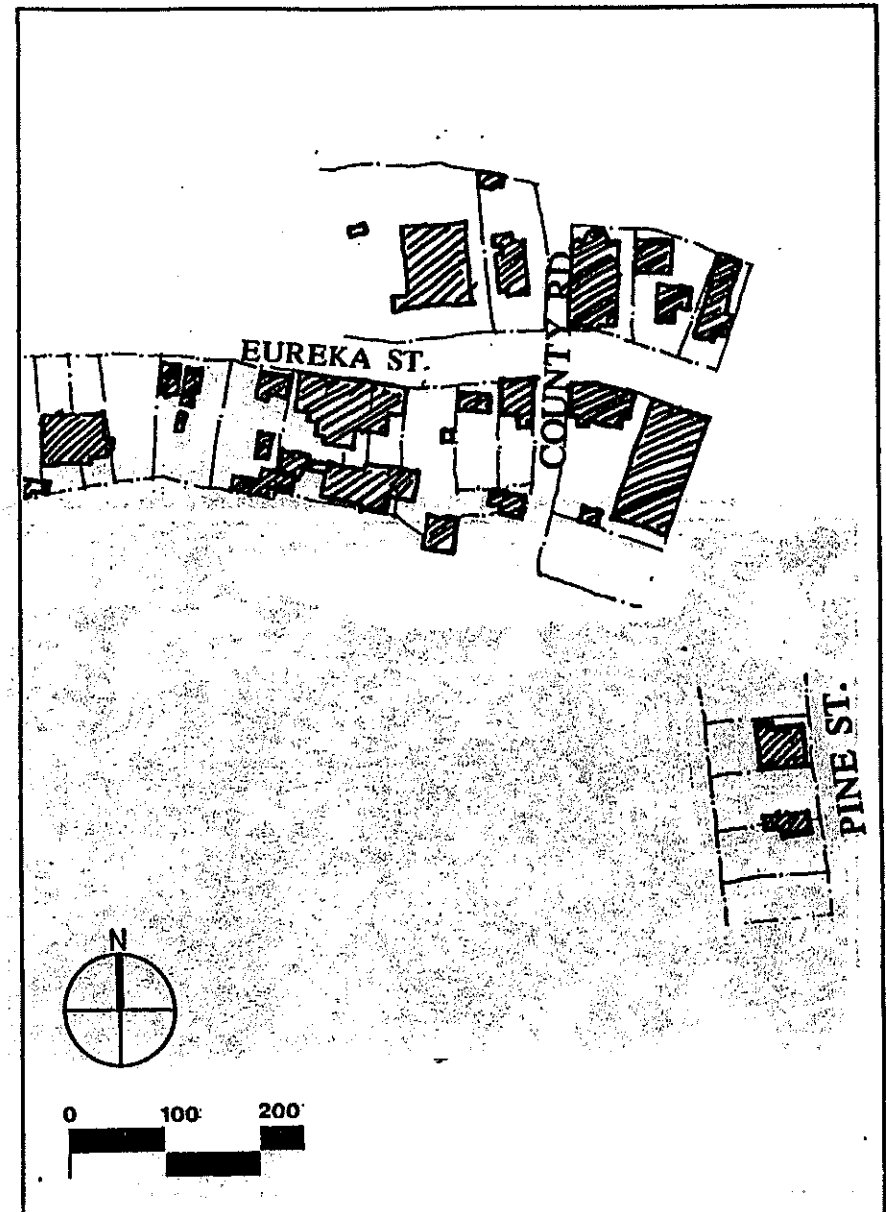
New structures should not appear larger in mass than historic civic structures, such as the Gilpin County Court House.

Site Design Guidelines

Guideline 5:

Maintain the pattern of lot assemblies in the Eureka Street Transitional Neighborhood.

- Variety in setbacks is encouraged.
- Typically one building is placed to one side of one building lot or it may span from side property line to side property line.
- These lots range approximately from 40 feet to 80 feet in width and are generally 100 feet deep. New development should continue to express this pattern of development by siting buildings similarly to those historically and by using landscape designs that reflect traditional lot widths.



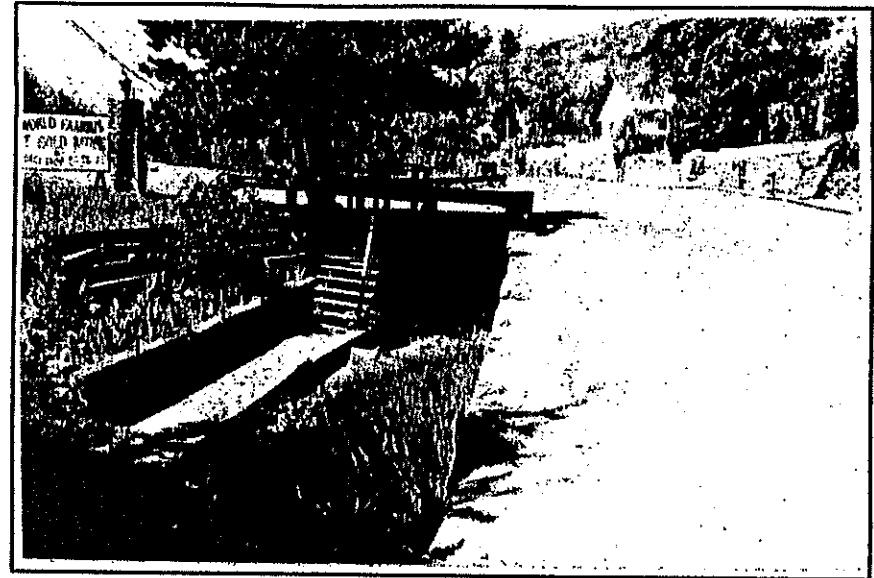
Building footprints and typical lot assemblies from the Sanborn Fire Insurance Map of 1900.

Neighborhood Views and Character Guidelines

Guideline 6:

Maintain the character of the street by preserving views of local historic landmarks and significant natural features wherever feasible.

- Views from the public way to Winnebago Hill, Gunnell Hill, Central Hill and the Commercial Core, and of local landmarks, such as the Teller House, the Court House and the Opera House, should be protected and maintained. New development in the neighborhood should not obstruct these views but take advantage of them.
- Maintaining a view corridor to one of these community focal points may involve providing a building setback, an easement, or siting a drive or walkway along the view axis.



Views of open drainage ways, such as Eureka Gulch, and of the surrounding hills should be protected.